

This record is a partial extract of the original cable. The full text of the original cable is not available.

UNCLAS SECTION 01 OF 03 THE HAGUE 000600

SIPDIS

OBO/REPM/RPM  
OBO/OM/AM/EUR

E.O. 12958: N/A

TAGS: [ABLD](#) [AMGT](#) [ASEC](#)

SUBJECT: REQUEST FOR WAIVER FOR LEASE OVER DOLS 25,000  
VAN OLDENBARNEVELTWEG 1, 2242 BA WASSENAAR

REF: A) 6 FAM 735  
B) 6 FAM 735 EXHIBIT 735.1  
C) 01 STATE 103947

[1](#)1. AS DIRECTED BY REF (A), POST REQUESTS AUTHORIZATION TO ENTER INTO A RESIDENTIAL LEASE. THE INFORMATION BELOW IS KEYED TO THE FORMAT OF REF (B.)

(1) POST: THE HAGUE.

(2) WAIVER FOR

(A) LEASE OVER U.S. DOLS YES.  
25,000?

(B) DOES LEASE EXCEED SPACE  
STANDARDS THAT FALL OUTSIDE  
APPROVED PROFILE? NO.

(C) REPRESENTATIONAL HOUSING: NO.

(3) POST APPROVAL  
CERTIFICATION

(A) HAS THE RSO INSPECTED  
THIS PROPERTY AND APPROVED  
ITS USE BY THE USG? YES.

(B) DOES HOUSING BOARD  
RECOMMEND APPROVAL? YES.

(4) POST PROFILE INFORMATION  
PER 6 FAM EXHIBIT 724 EXHIBIT  
724.7A.  
RANK/OCCUPANT CATEGORY: STD 3/ 4

(5) LEASE CATEGORY  
INFORMATION

[1](#)A. RENEWAL: NO.

[1](#)B. REPLACEMENT: NO.

GROSS SQUARE METERS: 207.91

NET SQUARE METERS: 131.01

[1](#)C. NET ADDITION: YES. POST DOES NOT HAVE A  
STD 3/ 4 PROPERTY AVAILABLE  
IN MARCH/APRIL 2004. THE  
PREDECESSOR OF THE PROPOSED  
OCCUPANT IS SINGLE AND HIS  
APARTMENT WILL BE OCCUPIED BY  
AN INCOMING OMS IN MAY 2004.

[1](#)D. ANNUAL LEASE AMOUNT: USD 47,677.26  
(ROE: 0.8180 EURO PER DOLLAR)  
PLUS ANNUAL CPI - TYPICALLY  
AROUND 5 %.

[1](#)E. FUNDING AVAILABLE: TO BE PROVIDED BY OBO.

[1](#)F. AGENCY FUNDING LEASE: STATE

[1](#)G. OTHER COSTS ASSOCIATED  
WITH THE LEASE THAT ARE NOT  
INCLUDED IN THE ANNUAL RENT: ALL START-UP COSTS FOR  
EXAMPLE BUT NOT LIMITED TO  
THE COST OF ALL UTILITIES  
(ELECTRICITY, WATER, GAS),  
THE TELEPHONE SERVICE  
CONNECTION. REAL ESTATE  
AGENT'S FEE OF USD 4,538.88.

[1](#)H. AVERAGE ANNUAL COSTS FOR USD 49,012,22  
SIMILAR PROPERTY CURRENTLY  
UNDER LEASE:

I. AVERAGE ANNUAL COST FOR SIMILAR PROPERTY SURVEYED: USD 55,929.10

J. PROPOSED LEASE DATES: PROPOSED START DATE: 04/01/2004.  
END: 03/31/2012.

K. SCHEDULED DATE OF OCCUPANCY: EARLY 04/2004.

M. RENEWAL OPTIONS: N/A.

N. PURCHASE OPTION: NO.

O. CURRENCY USED FOR LEASE: LOCAL - EURO.  
EURO 39,000 RENT PER YEAR  
WHICH EQUALS USD 47,677.26  
(ROE: 0.8180 EURO PER DOLLAR)

P. PAYMENT ADDRESS: IN-COUNTRY: THE NETHERLANDS.

Q. FREQUENCY OF PAYMENTS: QUARTERLY IN ADVANCE.

R. ADVANCE PAYMENTS: THREE MONTHS IN ADVANCE AS  
STANDARD IN USG LEASES AT  
POST. PAYMENTS OF EQUIVALENT  
OF USD 11,919.32 WOULD BE  
MADE IN ADVANCE.

S. DISCOUNT FOR ADVANCE PAYMENTS: NO. PAYMENT IS MADE  
QUARTERLY IN ADVANCE  
ACCORDING TO PREVAILING  
PRACTICE.

(6) INITIAL IMPROVEMENTS

A. LEASE PROVIDES FOR INITIAL REPAIRS/IMPROVEMENTS? YES, THE LANDLORD WILL MAKE  
THE UPGRADES AS REQUESTED BY  
THE EMBASSY.

B. USG-FUNDED MAKE READY IMPROVEMENTS? N/A.

(7) SECURITY INFORMATION: SECURITY UPGRADES WILL BE  
MADE BEFORE THE OCCUPANCY OF  
THE PROPERTY.

(8) PROPERTY INFORMATION

A. PROPERTY USE: RES/STD.

B. ADDRESS: VAN OLDENBARNEVELTWEIG 1  
2242 BA WASSENAAR

C. APT/TH/DET: TH.

D. UNIT NUMBER: N/A.

E. SPACE FOR DOMESTIC EMPLOYEES: NOT APPLICABLE.

(9) OCCUPANT INFORMATION

A. NAME: TRIMBLE, JOSEPH F.

B. TITLE: ECONOMIC OFFICER

C. PERSONAL GRADE: FS-04

D. POSITION GRADE: FS-04

E. TOUR OF DUTY: START: 03/2004  
END: 03/2006

F. NUMBER OF DEPENDENTS ON OFFICIAL ORDERS: THREE.

G. NUMBER OF DEPENDENTS RESIDING FULL TIME AT POST: THREE.

H. NUMBER OF DEPENDENTS RESIDING AWAY FROM POST MORE THAN 50 PERCENT OF THE YEAR: NONE.

12. THE POSHO HAS INSPECTED THE PROPERTY. IT COMPLIES WITH  
SHEM REQUIREMENTS [REFTEL (C)] FOR RESIDENTIAL PROPERTY  
ACQUISITION.

13. POST RECOMMENDS THAT OBO APPROVE THE LEASE OF THIS  
PROPERTY BASED UPON THE COST AND THE NEEDS OF MR. TRIMBLE  
AND HIS FAMILY. THE PROPERTY IS A NICE TOWNHOUSE ON A  
CORNER WITH A GARAGE, APPROPRIATE SIZE LIVING/DINING ROOM  
WHERE AMERICAN FURNITURE WILL FIT, GOOD SIZE KITCHEN, FOUR  
GOOD SIZE BEDROOMS, TWO BATHROOMS AND A SMALL PRIVATE CLOSED  
IN YARD FOR THE FAMILIES' TWO SMALL CHILDREN TO PLAY IN.

SUBJECT PROPERTY IS APPROPRIATE FOR USE BY AN AMERICAN FAMILY. THE MARKET FOR GOOD PROPERTIES, WHICH MEET THE EMBASSY'S STANDARDS IS EXTREMELY SMALL. THE PROPOSED OCCUPANT ASKED TO BE HOUSED IN WASSENAAR, WHERE ONE OF HIS CHILDREN WILL ATTEND THE AMERICAN SCHOOL DURING THE ASSIGNMENT IN THE NETHERLANDS. VAN OLDENBARNEVELTWEG 1 IS LOCATED CLOSE TO THE AMERICAN SCHOOL AND NEAR RESIDENCES OF OTHER AMERICAN EMBASSY FAMILIES.

14. POINT OF CONTACT: GSO HOUSING SPECIALIST - ANJA VAN VUUREN, IVG: 361-9212 OR SGSO - JOSEPH G. SHARP, IVG: 361-9213.

SOBEL